

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: April 12, 2005  
Public Hearing: May 03, 2005

**CONTACT PERSON/PHONE:** Fred Lopez, 541-4925

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of portion of Lot 1, Block 160, Vista Del Sol Unit 54, El Paso, El Paso County, Texas from P-I (Planned Industrial) to C-4 (Commercial).  
The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code.  
Applicant: Jose R. and Kathryn Cordero. ZON05-00013 (District 7)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 160, VISTA DEL SOL UNIT 54, EL PASO, EL PASO COUNTY, TEXAS FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 1, Block 160, Vista Del Sol Unit 54, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **P-I (Planned Industrial)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
Joe Wardy  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

APPROVED AS TO FORM:

\_\_\_\_\_  
Matt Watson, Assistant City Attorney  
Doc No. 11068

**PROPERTY DESCRIPTION**  
**106,200 Square Feet or 2.438 Acres**

Being the description of a portion of Lot 1, Block 160, Vista Del Sol, "Unit Fifty Four" (recorded in volume 51, page 21, plat records), City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at the city monument at the intersection of Bessemer Drive (60 feet wide) and Lionel Drive (60 feet wide) and the city monument at the intersection of said Bessemer drive and Common Drive bears, South 72°03'50" West, 707.32 feet;

**THENCE**, along the centerline of said Lionel Drive, South 38°00'41" East, a distance of 50.00 feet to a found city monument;

**THENCE**, leaving said centerline, South 54°11'19" West, a distance of 30.00 feet to a set ½ inch rebar with cap marked (Tx2027) in the West right-of-way line of said Lionel Drive and **POINT OF BEGINNING** for the herein described tract;

**THENCE**, along said right-of-way line the following two courses:

South 38°00'41" East, a distance of 1.16 feet to the beginning of a curve to the right;

Along the arc of said curve (Delta Angle = 23°33'41", Radius = 989.47 feet, Chord = South 26°13'49" East, 404.03 feet) a distance of 406.89 feet to a set ½ inch rebar with cap marked (Tx2027) at the Southeast corner of said Lot 1;

**THENCE**, along the South line of said Lot 1, South 83°58'27" west, a distance of 309.61 feet to a set concrete nail in rockwall at the Southeast corner of a tract to Gloria Priemer (book 2755, page 906);

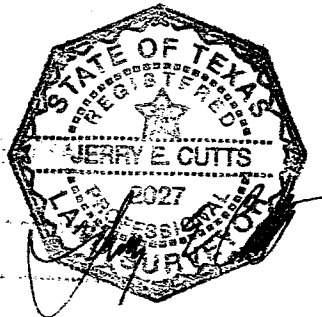
**THENCE**, leaving said South line and along the East line of said Priemer tract, North 21°59'54" West, a distance of 304.28 feet to a set ½ inch rebar at the Northeast corner of said Priemer tract in the South right-of-way line of said Bessemer Drive;

**THENCE**, along said right-of-way line along the arc of a curve to the left (Delta Angle = 13°20'56", Radius = 1055.45 feet, Chord = North 61°19'38" East, 245.34 feet) a distance of 245.90 feet to a set ½ inch rebar with cap marked (Tx2027) in said west right-of-way line of Lionel Drive at the beginning of a curve to the right;

**THENCE**, along said right-of-way line along the arc of said curve (Delta Angle = 87°20'07", Radius = 20.00 feet, Chord = South 81°40'45" East, 27.62 feet) a distance of 30.49 feet to the **POINT OF BEGINNING** and containing **106,200 square feet or 2.438 acres** of land.

This description was prepared from a survey made on the ground on September 20, 2004 with a plat of same date.

PREPARED BY:  
Cutts Land Surveying, Inc.  
El Paso, Texas  
September 21, 2004  
Job No. 040907



**EXHIBIT A**

**JOE WARDY**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

April 04, 2005

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PRESI ORTEGA**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Fred Lopez, Planner II / Zoning Coordinator

**SUBJECT:** ZON05-00013

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The City Plan Commission (CPC), on March 24, 2005, voted **5 - 1** to recommend **APPROVAL** of this rezoning request from P-I (Planned Industrial) to C-4 (Commercial), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the proposed rezoning will not have a negative impact upon the natural environment and upon social and economic conditions and property values in the vicinity and in the city as a whole.

There was **NO OPPOSITION** to this request at the CPC Hearing.

## **STAFF REPORT**

**Rezoning Case:** ZON05-00013

**Property Owner(s):** Jose R. and Kathryn Cordero

**Applicant(s):** Jose R. and Kathryn Cordero

**Representative(s):** Eckhard K. Fennig

**Legal Description:** A portion of Lot 1, Block 160, Vista Del Sol Unit 54

**Location:** Southwest corner of Lionel Drive and Bessemer Drive

**Representative District:** # 7

**Area:** 2.44 Acres

**Present Zoning:** P-I (Planned Industrial)

**Present Use:** Vacant

**Proposed Zoning:** C-4 (Commercial)

**Proposed Use:** Office warehousing and retail commercial development

**Recognized Neighborhood Associations Contacted:** Eastside Civic Association

**Surrounding Land Uses:**

<b>North -</b>	C-1/sc (Commercial/special contract) / school
<b>South -</b>	C-1/sc (Commercial/special contract) / nursery, P-I (Planned Industrial) / retail commercial
<b>East -</b>	C-4/c (Commercial/condition) / commercial
<b>West-</b>	C-4/sc (Commercial/special contract) / commercial

**Year 2025 Designation:** Industrial (East Planning Area)

**CITY PLAN COMMISSION HEARING, March 24, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00013**

**General Information:**

The applicant is requesting a rezoning from P-I (Planned Industrial) to C-4 (Commercial) in order to permit office warehousing and retail commercial development. The property is 2.438 acres in size and is currently vacant. The proposed site plan shows a 24,000 sq. ft. structure to be located on the site. Access is proposed via four (4) driveways on Lionel Drive and one (1) driveway on Bessemer Drive. The site plan also shows 156 parking spaces. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from P-I (Planned Industrial) to C-4 (Commercial).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the **East** Planning Area designates this property for **Industrial** land uses.

**C-4 (Commercial) zoning** permits office warehousing and retail commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will office warehousing and retail commercial development be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

Site plan fails to show landscape area required by code §20.65.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

See Enclosure 1.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Industrial land uses.
- B. C-4 (Commercial) zoning permits office warehousing and retail commercial, and is compatible with adjacent development.

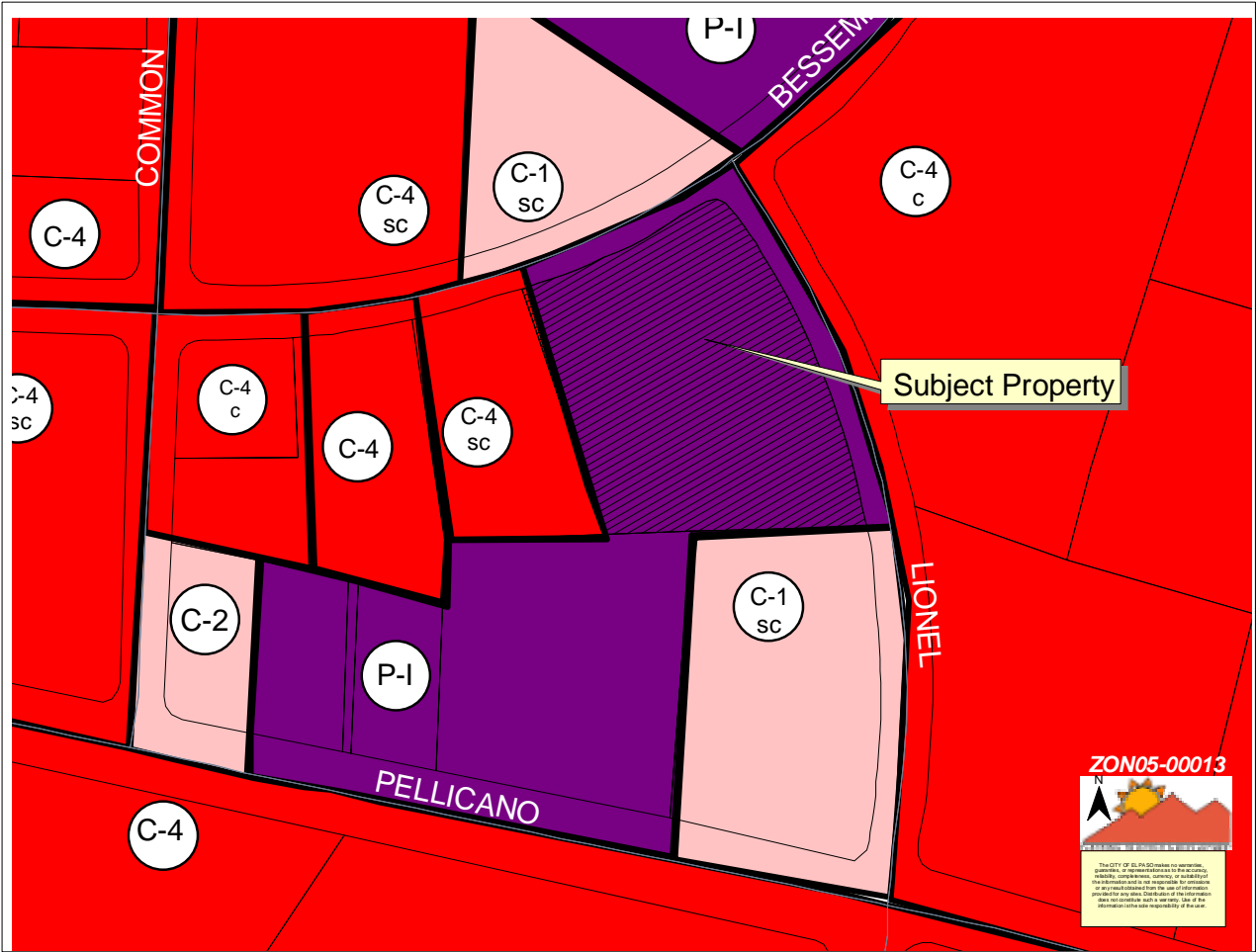
Sun Metro Department Notes:

Small retail commercial development and presently no bus routes in this area.

**ATTACHMENT:** Site Plan; Enclosure 1.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

**LOCATION MAP**





## AERIAL MAP



# GENERALIZED PLOT PLAN

